

HOUSING NOW

Edmonton CMA



Canada Mortgage and Housing Corporation

Date Released: September 2009

New Home Market

Edmonton's
Single-detached Starts
Rise in August

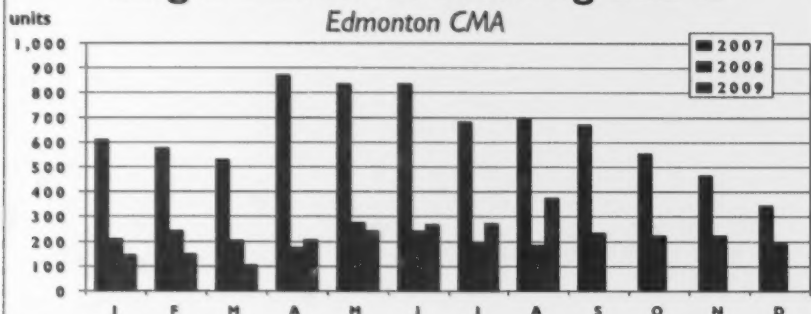
Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 559 units in August compared with 425 units in August 2008, an increase of 32 per cent. After eight months of activity, 2,922 starts have been recorded compared with 4,972 units tallied during the same time last year.

Single-detached home builders started work on 376 units in August, more than double the 184 units recorded a year earlier and the best monthly August production since 2007. After eight months, single-detached starts have reached 1,766 units, an increase of two per cent from the comparable period in 2008. Year-to-date, single-detached starts have surpassed the previous year's level for the first time this year. Market conditions have improved in recent months following a weak first quarter.

Figure 1

Single-Detached Housing Starts

Edmonton CMA



Source: CMHC, Aug. 2009

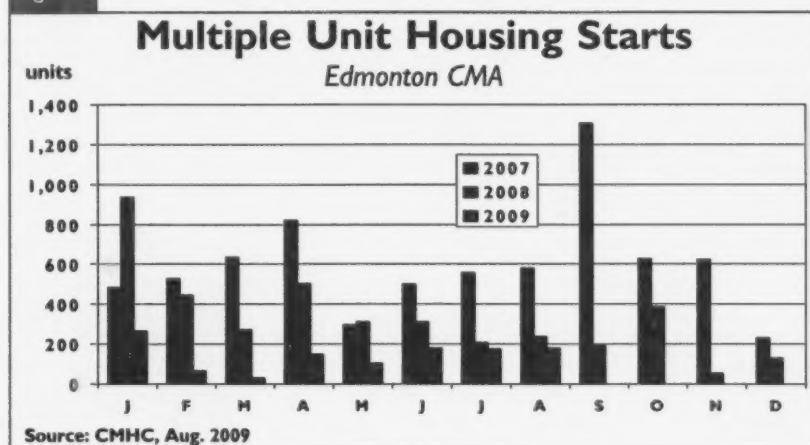
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Figure 2



Single-detached completions amounted to 258 units in August, down 53 per cent from the same month in 2008 and representing the 13th consecutive year-over-year decline. Builders reported 357 absorptions in August, a decrease of 29 per cent from a year prior but nonetheless the best month since November of last year. With absorptions outpacing completions, unabsorbed inventories remained on the downward trend that began last September.

The total number of completed and unoccupied units, including show homes, stood at 500 units in August, down 54 per cent year-over-year and representing the lowest level since July 2007. While the number of show homes has moved upward in recent months, the spec home inventory continues to trend downward and, at 176 units in August, represents the fewest number on hand since September 2006. This steady decline in spec homes should encourage increased construction in the months ahead.

The median price of a new single-detached home absorbed in August

stood at \$435,600, down almost 11 per cent on a year-over-year basis and representing the lowest level since June 2007. This decrease is in line with the downturn in contractor selling prices reported by the Statistics Canada New House Price Index (NHPI), which declined by 11.1 per cent on a year-over-year basis in July.

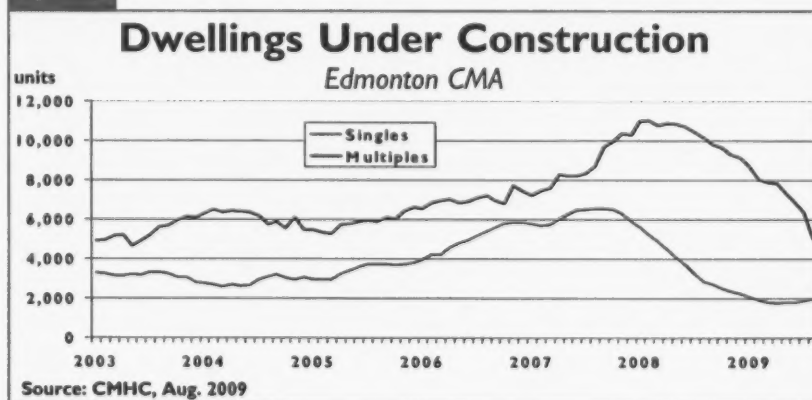
Multi-family starts, which include semi-detached, row, and apartment units, totalled 183 units in August, representing a 24 per cent decrease from 241 multiple starts in August 2008. The

August numbers included 78 semis, 14 rows and 91 apartment units. In the first eight months of the year, multi-family starts amounted to 1,156 units, a 64 per cent decrease from 3,235 units that began construction between January and August of 2008.

Multiple unit completions surged to 1,346 units in August compared with 519 completions during the same month last year. This represented the highest monthly completion level for multiple units since September 1982. Multiple dwellings under construction in August were down 50 per cent from a year prior and at the lowest level since mid-2003.

Multi-unit absorptions also experienced a strong surge in August, reaching 1,279 units compared with 439 units drawn off the market in August 2008. However, with completions outpacing absorptions, inventories continued to mount. The 975 completed and unoccupied multiples on hand across the region were almost 2.5 times the volume tallied this time last year and represented the highest level since May 2006.

Figure 3



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA

August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2009	375	64	4	0	24	44	0	47	558
August 2008	184	46	3	0	63	125	0	4	425
% Change	103.8	39.1	33.3	n/a	-61.9	-64.8	n/a	**	31.3
Year-to-date 2009	1,764	426	83	1	289	215	0	143	2,921
Year-to-date 2008	1,729	444	26	1	547	2,176	19	30	4,972
% Change	2.0	-4.1	**	0.0	-47.2	-90.1	-100.0	**	-41.3
UNDER CONSTRUCTION									
August 2009	1,980	456	95	4	788	3,222	23	445	7,022
August 2008	2,847	850	48	13	1,502	7,253	26	484	13,023
% Change	-30.5	-46.4	97.9	-69.2	-47.5	-55.6	-11.5	-8.1	-46.1
COMPLETIONS									
August 2009	258	66	8	0	59	1,213	0	0	1,604
August 2008	543	90	0	0	73	310	11	35	1,062
% Change	-52.5	-26.7	n/a	n/a	-19.2	**	-100.0	-100.0	51.0
Year-to-date 2009	2,011	548	51	2	570	2,904	22	226	6,334
Year-to-date 2008	4,735	692	54	19	774	1,734	34	104	8,146
% Change	-57.5	-20.8	-5.6	-89.5	-26.4	67.5	-35.3	117.3	-22.2
COMPLETED & NOT ABSORBED									
August 2009	497	116	12	0	199	548	9	93	1,474
August 2008	1,087	161	9	1	127	94	8	0	1,487
% Change	-54.3	-28.0	33.3	-100.0	56.7	**	12.5	n/a	-0.9
ABSORBED									
August 2009	356	93	11	1	74	1,099	1	1	1,636
August 2008	500	92	0	0	44	303	0	0	939
% Change	-28.8	1.1	n/a	n/a	68.2	**	n/a	n/a	74.2
Year-to-date 2009	2,493	602	43	7	542	2,511	23	133	6,354
Year-to-date 2008	4,485	655	32	18	693	1,707	15	121	7,726
% Change	-44.4	-8.1	34.4	-61.1	-21.8	47.1	53.3	9.9	-17.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi.	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
August 2009	182	34	0	0	24	44	0	0	284
August 2008	72	30	0	0	53	125	0	4	284
Beaumont Town									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	1	0	0	0	0	0	0	0	1
Devon Town									
August 2009	1	4	0	0	0	0	0	0	5
August 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2009	11	20	0	0	0	0	0	0	31
August 2008	5	4	3	0	0	0	0	0	12
Leduc City									
August 2009	26	6	4	0	0	0	0	47	83
August 2008	13	0	0	0	0	0	0	0	13
Leduc County									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	7	0	0	0	0	0	0	0	7
Morinville Town									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	2	0	0	0	0	0	0	0	2
Parkland County									
August 2009	14	0	0	0	0	0	0	0	14
August 2008	22	0	0	0	0	0	0	0	22
Spruce Grove City									
August 2009	15	0	0	0	0	0	0	0	15
August 2008	10	4	0	0	0	0	0	0	14
St. Albert City									
August 2009	30	0	0	0	0	0	0	0	30
August 2008	3	0	0	0	0	0	0	0	3
Stony Plain Town									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	2	0	0	0	0	0	0	0	2
Strathcona County									
August 2009	48	0	0	0	0	0	0	0	48
August 2008	33	8	0	0	10	0	0	0	51
Sturgeon County									
August 2009	16	0	0	0	0	0	0	0	16
August 2008	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	2	0	0	0	0	0	0	0	2
Edmonton CMA									
August 2009	375	64	4	0	24	44	0	47	558
August 2008	184	46	3	0	63	125	0	4	425

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
August 2009	816	250	72	3	526	2,748	21	120	4,565
August 2008	1,189	512	38	9	965	5,825	22	281	8,841
Beaumont Town									
August 2009	33	10	0	0	16	0	0	35	94
August 2008	101	36	0	0	37	50	0	28	252
Devon Town									
August 2009	4	4	0	0	15	0	0	0	23
August 2008	12	0	0	0	37	0	0	0	49
Fort Saskatchewan City									
August 2009	77	42	6	0	30	0	0	152	307
August 2008	100	74	3	0	59	264	0	0	500
Leduc City									
August 2009	165	46	4	0	12	0	0	47	274
August 2008	233	68	0	0	151	205	4	0	661
Leduc County									
August 2009	46	2	0	0	0	0	0	0	48
August 2008	68	0	0	0	0	0	0	0	68
Morinville Town									
August 2009	21	2	0	0	49	20	0	0	92
August 2008	68	0	4	0	61	108	0	0	241
Parkland County									
August 2009	150	0	0	0	0	0	0	0	150
August 2008	225	0	3	0	8	0	0	0	236
Spruce Grove City									
August 2009	132	56	9	0	0	160	2	0	359
August 2008	133	68	0	0	12	283	0	0	496
St. Albert City									
August 2009	101	8	0	0	17	101	0	91	318
August 2008	116	18	0	0	17	107	0	41	299
Stony Plain Town									
August 2009	95	4	4	0	100	119	0	0	322
August 2008	70	44	0	0	103	65	0	0	282
Strathcona County									
August 2009	202	28	0	1	23	74	0	0	328
August 2008	273	30	0	4	52	325	0	134	818
Sturgeon County									
August 2009	112	0	0	0	0	0	0	0	112
August 2008	191	0	0	0	0	0	0	0	191
Remainder of the CMA									
August 2009	26	4	0	0	0	0	0	0	30
August 2008	68	0	0	0	0	21	0	0	89
Edmonton CMA									
August 2009	1,980	456	95	4	788	3,222	23	445	7,022
August 2008	2,847	850	48	13	1,502	7,253	26	484	13,023

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
August 2009	115	42	8	0	45	1,213	0	0	1,423
August 2008	281	10	0	0	37	264	11	35	638
Beaumont Town									
August 2009	3	0	0	0	4	0	0	0	7
August 2008	9	0	0	0	0	0	0	0	9
Devon Town									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2009	15	10	0	0	0	0	0	0	25
August 2008	27	30	0	0	4	0	0	0	61
Leduc City									
August 2009	4	2	0	0	6	0	0	0	12
August 2008	26	2	0	0	0	0	0	0	28
Leduc County									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2009	10	0	0	0	0	0	0	0	10
August 2008	22	0	0	0	0	0	0	0	22
Parkland County									
August 2009	30	0	0	0	0	0	0	0	30
August 2008	14	0	0	0	0	0	0	0	14
Spruce Grove City									
August 2009	15	6	0	0	0	0	0	0	21
August 2008	39	10	0	0	0	0	0	0	49
St. Albert City									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	21	6	0	0	0	46	0	0	73
Stony Plain Town									
August 2009	1	0	0	0	2	0	0	0	3
August 2008	10	20	0	0	8	0	0	0	38
Strathcona County									
August 2009	31	6	0	0	2	0	0	0	39
August 2008	47	10	0	0	24	0	0	0	81
Sturgeon County									
August 2009	13	0	0	0	0	0	0	0	13
August 2008	29	0	0	0	0	0	0	0	29
Remainder of the CMA									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	6	2	0	0	0	0	0	0	8
Edmonton CMA									
August 2009	258	66	8	0	59	1,213	0	0	1,604
August 2008	543	90	0	0	73	310	11	35	1,062

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2009	212	51	6	0	81	294	9	49	702
August 2008	449	67	2	0	21	35	8	0	582
Beaumont Town									
August 2009	20	1	0	0	5	0	0	0	26
August 2008	55	5	0	0	0	0	0	0	60
Devon Town									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	8	0	0	0	0	0	0	0	8
Fort Saskatchewan City									
August 2009	28	25	1	0	28	102	0	0	184
August 2008	70	26	7	0	21	40	0	0	164
Leduc City									
August 2009	34	2	0	0	18	78	0	0	132
August 2008	90	6	0	0	0	3	0	0	99
Leduc County									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
August 2009	29	3	1	0	22	22	0	0	77
August 2008	59	0	0	0	10	0	0	0	69
Parkland County									
August 2009	13	0	0	0	0	0	0	0	13
August 2008	23	0	0	0	2	0	0	0	25
Spruce Grove City									
August 2009	19	7	4	0	0	0	0	0	30
August 2008	99	10	0	0	36	0	0	0	145
St. Albert City									
August 2009	37	11	0	0	0	0	0	0	48
August 2008	65	11	0	0	6	7	0	0	89
Stony Plain Town									
August 2009	34	7	0	0	26	43	0	0	110
August 2008	48	36	0	0	8	0	0	0	92
Strathcona County									
August 2009	49	9	0	0	19	9	0	44	130
August 2008	113	0	0	1	23	9	0	0	146
Sturgeon County									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
August 2009	15	0	0	0	0	0	0	0	15
August 2008	8	0	0	0	0	0	0	0	8
Edmonton CMA									
August 2009	497	116	12	0	199	548	9	93	1,474
August 2008	1,087	161	9	1	127	94	8	0	1,487

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Edmonton CMA
Total Number of Starts
August 2009

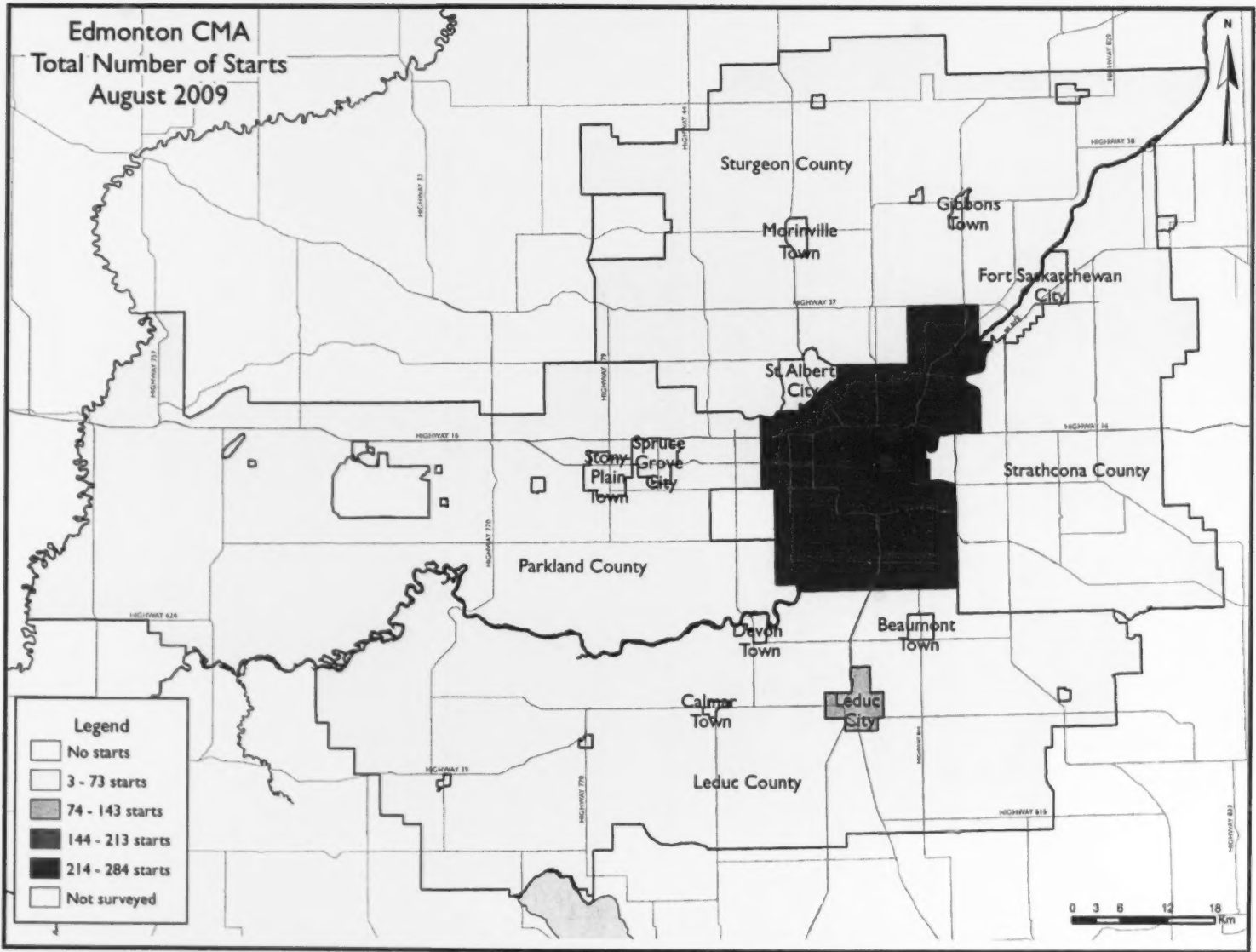


Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
August 2009	166	65	7	0	48	1,003	1	0	1,290
August 2008	224	24	0	0	28	264	0	0	540
Beaumont Town									
August 2009	12	0	0	0	4	0	0	0	16
August 2008	10	0	0	0	0	0	0	0	10
Devon Town									
August 2009	0	0	0	0	2	0	0	0	2
August 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2009	21	7	1	0	4	3	0	0	36
August 2008	23	18	0	0	1	0	0	0	42
Leduc City									
August 2009	11	1	0	0	3	0	0	0	15
August 2008	26	6	0	0	0	0	0	0	32
Leduc County									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2009	16	0	2	0	0	0	0	0	18
August 2008	18	0	0	0	0	0	0	0	18
Parkland County									
August 2009	31	0	1	0	0	0	0	0	32
August 2008	22	0	0	0	0	0	0	0	22
Spruce Grove City									
August 2009	18	8	0	0	0	93	0	0	119
August 2008	47	6	0	0	0	0	0	0	53
St. Albert City									
August 2009	10	1	0	0	0	0	0	1	12
August 2008	25	7	0	0	0	39	0	0	71
Stony Plain Town									
August 2009	2	5	0	0	4	0	0	0	11
August 2008	12	19	0	0	0	0	0	0	31
Strathcona County									
August 2009	44	6	0	1	9	0	0	0	60
August 2008	46	10	0	0	15	0	0	0	71
Sturgeon County									
August 2009	15	0	0	0	0	0	0	0	15
August 2008	29	0	0	0	0	0	0	0	29
Remainder of the CMA									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	6	2	0	0	0	0	0	0	8
Edmonton CMA									
August 2009	356	93	11	1	74	1,099	1	1	1,636
August 2008	500	92	0	0	44	303	0	0	939

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Edmonton City	182	72	48	56	10	27	44	129	284	284	0.0
Beaumont Town	3	1	0	0	0	0	0	0	3	1	200.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	4	0	0	0	0	0	5	0	n/a
Fort Saskatchewan City	11	5	20	4	0	3	0	0	31	12	158.3
Gibbons Town	4	1	0	0	0	0	0	0	4	1	**
Leduc City	26	13	6	0	4	0	47	0	83	13	**
Leduc County	11	7	0	0	0	0	0	0	11	7	57.1
Morinville Town	6	2	0	0	0	0	0	0	6	2	200.0
Parkland County	14	22	0	0	0	0	0	0	14	22	-36.4
Spruce Grove City	15	10	0	4	0	0	0	0	15	14	7.1
St. Albert City	30	3	0	0	0	0	0	0	30	3	**
Stony Plain Town	5	2	0	0	0	0	0	0	5	2	150.0
Strathcona County	48	33	0	8	0	10	0	0	48	51	-5.9
Sturgeon County	16	12	0	0	0	0	0	0	16	12	33.3
Remainder of the CMA	3	1	0	0	0	0	0	0	3	1	200.0
Edmonton CMA	375	184	78	72	14	40	91	129	558	425	31.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	856	804	320	376	203	146	229	1,750	1,608	3,076	-47.7
Beaumont Town	21	43	12	12	0	22	0	0	33	77	-57.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	4	4	6	0	25	0	0	6	35	-82.9
Fort Saskatchewan City	81	57	58	50	6	25	0	212	145	344	-57.8
Gibbons Town	7	15	0	0	0	0	0	0	7	15	-53.3
Leduc City	130	100	30	56	18	131	47	158	225	445	-49.4
Leduc County	39	58	2	0	0	0	0	0	41	58	-29.3
Morinville Town	28	27	0	4	4	32	0	0	32	63	-49.2
Parkland County	88	106	0	0	0	0	0	0	88	106	-17.0
Spruce Grove City	83	102	24	44	0	8	0	0	107	154	-30.5
St. Albert City	96	38	6	0	8	12	82	65	192	115	67.0
Stony Plain Town	61	38	2	8	48	28	0	0	111	74	50.0
Strathcona County	191	198	32	32	19	10	0	0	242	240	0.8
Sturgeon County	68	122	0	0	0	0	0	0	68	122	-44.3
Remainder of the CMA	14	25	2	2	0	0	0	21	16	48	-66.7
Edmonton CMA	1,765	1,737	492	590	306	439	358	2,206	2,921	4,972	-41.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Edmonton City	10	27	0	0	44	125	0	4
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	14	40	0	0	44	125	47	4

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	203	142	0	4	215	1,720	14	30
Beaumont Town	0	22	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	25	0	0	0	0	0	0
Fort Saskatchewan City	6	25	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	127	0	4	0	158	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	65	82	0
Stony Plain Town	48	28	0	0	0	0	0	0
Strathcona County	19	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	306	431	0	8	215	2,176	143	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Edmonton City	216	102	68	178	0	4	284	284
Beaumont Town	3	1	0	0	0	0	3	1
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	5	0
Fort Saskatchewan City	31	12	0	0	0	0	31	12
Gibbons Town	4	1	0	0	0	0	4	1
Leduc City	36	13	0	0	47	0	83	13
Leduc County	11	7	0	0	0	0	11	7
Morinville Town	6	2	0	0	0	0	6	2
Parkland County	14	22	0	0	0	0	14	22
Spruce Grove City	15	14	0	0	0	0	15	14
St. Albert City	30	3	0	0	0	0	30	3
Stony Plain Town	5	2	0	0	0	0	5	2
Strathcona County	48	41	0	10	0	0	48	51
Sturgeon County	16	12	0	0	0	0	16	12
Remainder of the CMA	3	1	0	0	0	0	3	1
Edmonton CMA	443	233	68	188	47	4	558	425

Table 2.5: Starts by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,180	1,076	414	1,955	14	45	1,608	3,076
Beaumont Town	31	53	2	24	0	0	33	77
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	6	4	0	31	0	0	6	35
Fort Saskatchewan City	145	115	0	229	0	0	145	344
Gibbons Town	7	15	0	0	0	0	7	15
Leduc City	164	132	14	309	47	4	225	445
Leduc County	41	58	0	0	0	0	41	58
Morinville Town	32	31	0	32	0	0	32	63
Parkland County	88	106	0	0	0	0	88	106
Spruce Grove City	107	146	0	8	0	0	107	154
St. Albert City	102	38	8	77	82	0	192	115
Stony Plain Town	67	46	44	28	0	0	111	74
Strathcona County	219	230	23	10	0	0	242	240
Sturgeon County	68	122	0	0	0	0	68	122
Remainder of the CMA	16	27	0	21	0	0	16	48
Edmonton CMA	2,273	2,199	505	2,724	143	49	2,921	4,972

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Edmonton City	115	281	60	14	35	44	1,213	299	1,423	638	123.0
Beaumont Town	3	9	4	0	0	0	0	0	7	9	-22.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	15	27	10	34	0	0	0	0	25	61	-59.0
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	4	26	2	2	6	0	0	0	12	28	-57.1
Leduc County	7	12	0	0	0	0	0	0	7	12	-41.7
Morinville Town	10	22	0	0	0	0	0	0	10	22	-54.5
Parkland County	30	14	0	0	0	0	0	0	30	14	114.3
Spruce Grove City	15	39	6	10	0	0	0	0	21	49	-57.1
St. Albert City	11	21	0	6	0	0	0	46	11	73	-84.9
Stony Plain Town	1	10	2	28	0	0	0	0	3	38	-92.1
Strathcona County	31	47	8	14	0	20	0	0	39	81	-51.9
Sturgeon County	13	29	0	0	0	0	0	0	13	29	-55.2
Remainder of the CMA	2	4	0	2	0	0	0	0	2	6	-66.7
Edmonton CMA	258	543	92	110	41	64	1,213	345	1,604	1,062	51.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	1,004	2,380	442	520	315	386	2,284	1,441	4,045	4,727	-14.4
Beaumont Town	48	206	18	38	8	69	28	0	102	313	-67.4
Calmar Town	1	1	4	0	0	0	0	0	5	1	**
Devon Town	6	14	0	12	15	0	0	0	21	26	-19.2
Fort Saskatchewan City	69	177	72	78	7	18	60	79	208	352	-40.9
Gibbons Town	17	15	0	0	0	5	0	4	17	24	-29.2
Leduc City	122	323	42	36	69	0	205	0	438	359	22.0
Leduc County	61	76	0	0	0	0	0	0	61	76	-19.7
Morinville Town	52	98	4	0	11	10	85	0	152	108	40.7
Parkland County	142	162	0	8	3	0	0	0	145	170	-14.7
Spruce Grove City	88	365	38	72	8	36	123	0	257	473	-45.7
St. Albert City	54	146	12	20	8	16	41	87	115	269	-57.2
Stony Plain Town	31	117	14	90	29	0	47	0	121	207	-41.5
Strathcona County	185	475	38	72	34	40	236	231	493	818	-39.7
Sturgeon County	108	143	0	0	0	0	0	0	108	143	-24.5
Remainder of the CMA	25	63	0	2	0	15	21	0	46	80	-42.5
Edmonton CMA	2,013	4,761	684	948	507	595	3,130	1,842	6,334	8,146	-22.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Edmonton City	35	35	0	9	1,213	264	0	35
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	46	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	20	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	41	55	0	9	1,213	310	0	35

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	307	365	8	21	2,190	1,337	94	104
Beaumont Town	8	69	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	0	0	0	0
Fort Saskatchewan City	7	18	0	0	60	79	0	0
Gibbons Town	0	5	0	0	0	4	0	0
Leduc City	69	0	0	0	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	10	0	0	85	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	8	36	0	0	123	0	0	0
St. Albert City	8	16	0	0	0	87	41	0
Stony Plain Town	29	0	0	0	47	0	0	0
Strathcona County	34	40	0	0	173	231	63	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	15	0	0	21	0	0	0
Edmonton CMA	499	574	8	21	2,904	1,738	226	104

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Edmonton City	165	291	1,258	301	0	46	1,423	638
Beaumont Town	3	9	4	0	0	0	7	9
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	25	57	0	4	0	0	25	61
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	6	28	6	0	0	0	12	28
Leduc County	7	12	0	0	0	0	7	12
Morinville Town	10	22	0	0	0	0	10	22
Parkland County	30	14	0	0	0	0	30	14
Spruce Grove City	21	49	0	0	0	0	21	49
St. Albert City	11	27	0	46	0	0	11	73
Stony Plain Town	1	30	2	8	0	0	3	38
Strathcona County	37	57	2	24	0	0	39	81
Sturgeon County	13	29	0	0	0	0	13	29
Remainder of the CMA	2	6	0	0	0	0	2	6
Edmonton CMA	332	633	1,272	383	0	46	1,604	1,062

Table 3.5: Completions by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	1,369	2,756	2,560	1,834	116	137	4,045	4,727
Beaumont Town	62	230	12	83	28	0	102	313
Calmar Town	5	1	0	0	0	0	5	1
Devon Town	6	14	15	12	0	0	21	26
Fort Saskatchewan City	146	250	62	102	0	0	208	352
Gibbons Town	17	20	0	4	0	0	17	24
Leduc City	156	358	282	0	0	1	438	359
Leduc County	61	76	0	0	0	0	61	76
Morinville Town	60	98	92	10	0	0	152	108
Parkland County	145	168	0	2	0	0	145	170
Spruce Grove City	134	437	123	36	0	0	257	473
St. Albert City	66	166	8	103	41	0	115	269
Stony Plain Town	35	197	86	10	0	0	121	207
Strathcona County	215	493	215	325	63	0	493	818
Sturgeon County	108	143	0	0	0	0	108	143
Remainder of the CMA	25	74	21	6	0	0	46	80
Edmonton CMA	2,610	5,481	3,476	2,527	248	138	6,334	8,146

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2009	35	21.2	60	36.4	41	24.8	12	7.3	17	10.3	165	427,600	468,425
August 2008	9	4.0	55	24.6	85	37.9	36	16.1	39	17.4	224	500,000	550,178
Year-to-date 2009	109	9.3	367	31.2	301	25.6	138	11.7	261	22.2	1,176	487,900	566,377
Year-to-date 2008	200	8.7	696	30.2	788	34.2	339	14.7	282	12.2	2,305	480,000	513,516
Beaumont Town													
August 2009	2	16.7	1	8.3	7	58.3	2	16.7	0	0.0	12	492,950	475,692
August 2008	0	0.0	1	10.0	8	80.0	1	10.0	0	0.0	10	498,750	501,480
Year-to-date 2009	4	5.1	24	30.8	36	46.2	11	14.1	3	3.8	78	477,450	481,876
Year-to-date 2008	29	14.3	65	32.0	87	42.9	18	8.9	4	2.0	203	454,900	451,677
Calmar Town													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Year-to-date 2008	0	0.0	2	16.7	6	50.0	4	33.3	0	0.0	12	522,500	509,150
Fort Saskatchewan City													
August 2009	4	19.0	9	42.9	5	23.8	0	0.0	3	14.3	21	419,200	446,357
August 2008	0	0.0	8	34.8	9	39.1	2	8.7	4	17.4	23	472,400	520,239
Year-to-date 2009	23	19.3	62	52.1	18	15.1	4	3.4	12	10.1	119	394,000	434,500
Year-to-date 2008	3	1.9	77	50.0	45	29.2	8	5.2	21	13.6	154	448,000	490,366
Gibbons Town													
August 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2008	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	13	61.9	6	28.6	2	9.5	0	0.0	0	0.0	21	340,000	338,333
Year-to-date 2008	12	80.0	3	20.0	0	0.0	0	0.0	0	0.0	15	300,000	314,000
Leduc City													
August 2009	4	36.4	3	27.3	2	18.2	2	18.2	0	0.0	11	425,000	419,864
August 2008	2	7.7	12	46.2	10	38.5	1	3.8	1	3.8	26	447,900	457,865
Year-to-date 2009	21	11.7	62	34.4	64	35.6	28	15.6	5	2.8	180	464,900	467,457
Year-to-date 2008	41	14.8	104	37.5	104	37.5	24	8.7	4	1.4	277	447,900	453,118
Leduc County													
August 2009	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	800,000	805,000
Year-to-date 2009	4	6.8	5	8.5	3	5.1	13	22.0	34	57.6	59	650,000	679,676
Year-to-date 2008	7	9.2	6	7.9	22	28.9	21	27.6	20	26.3	76	570,000	573,553
Morinville Town													
August 2009	1	6.3	9	56.3	2	12.5	4	25.0	0	0.0	16	434,400	455,413
August 2008	3	16.7	7	38.9	6	33.3	0	0.0	2	11.1	18	404,000	456,333
Year-to-date 2009	17	20.2	51	60.7	9	10.7	5	6.0	2	2.4	84	389,250	421,026
Year-to-date 2008	4	5.6	51	71.8	11	15.5	3	4.2	2	2.8	71	415,000	431,742

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2009	7	36.8	2	10.5	2	10.5	3	15.8	5	26.3	19	490,000	505,177
August 2008	5	22.7	4	18.2	1	4.5	1	4.5	11	50.0	22	662,400	572,620
Year-to-date 2009	45	32.6	24	17.4	11	8.0	8	5.8	50	36.2	138	449,650	550,548
Year-to-date 2008	42	27.8	44	29.1	19	12.6	16	10.6	30	19.9	151	426,000	467,260
Spruce Grove City													
August 2009	7	38.9	9	50.0	2	11.1	0	0.0	0	0.0	18	389,021	388,511
August 2008	18	38.3	16	34.0	12	25.5	0	0.0	1	2.1	47	378,346	455,974
Year-to-date 2009	38	30.9	57	46.3	22	17.9	3	2.4	3	2.4	123	382,757	396,041
Year-to-date 2008	141	43.5	136	42.0	42	13.0	4	1.2	1	0.3	324	364,596	379,271
St. Albert City													
August 2009	0	0.0	5	50.0	1	10.0	2	20.0	2	20.0	10	470,500	518,520
August 2008	0	0.0	5	20.0	4	16.0	4	16.0	12	48.0	25	616,000	640,500
Year-to-date 2009	1	1.3	13	16.3	16	20.0	17	21.3	33	41.3	80	608,700	653,050
Year-to-date 2008	0	0.0	20	12.4	50	31.1	38	23.6	53	32.9	161	581,700	646,036
Stony Plain Town													
August 2009	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2008	5	41.7	6	50.0	0	0.0	1	8.3	0	0.0	12	358,207	366,918
Year-to-date 2009	18	48.6	16	43.2	3	8.1	0	0.0	0	0.0	37	351,600	345,912
Year-to-date 2008	73	60.8	31	25.8	14	11.7	2	1.7	0	0.0	120	336,700	340,345
Strathcona County													
August 2009	1	2.3	8	18.6	14	32.6	8	18.6	12	27.9	43	525,000	631,326
August 2008	0	0.0	5	10.9	19	41.3	8	17.4	14	30.4	46	533,500	618,239
Year-to-date 2009	5	2.1	35	14.6	90	37.5	29	12.1	81	33.8	240	540,000	681,789
Year-to-date 2008	5	1.1	63	14.3	185	42.0	71	16.1	116	26.4	440	524,500	600,814
Sturgeon County													
August 2009	6	40.0	3	20.0	3	20.0	1	6.7	2	13.3	15	425,000	440,969
August 2008	11	37.9	8	27.6	3	10.3	5	17.2	2	6.9	29	400,000	418,103
Year-to-date 2009	21	19.4	26	24.1	19	17.6	14	13.0	28	25.9	108	475,000	563,375
Year-to-date 2008	48	33.6	35	24.5	19	13.3	16	11.2	25	17.5	143	420,000	471,608
Remainder of the CMA													
August 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
August 2008	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	13	72.2	4	22.2	1	5.6	0	0.0	0	0.0	18	307,450	310,350
Year-to-date 2008	39	69.6	16	28.6	0	0.0	0	0.0	1	1.8	56	314,950	322,170
Edmonton CMA													
August 2009	71	20.8	115	33.7	80	23.5	34	10.0	41	12.0	341	435,600	479,769
August 2008	57	11.4	129	25.8	157	31.4	59	11.8	98	19.6	500	488,288	534,163
Year-to-date 2009	332	13.4	752	30.5	600	24.3	272	11.0	513	20.8	2,469	473,000	545,327
Year-to-date 2008	645	14.3	1,349	29.9	1,392	30.9	564	12.5	559	12.4	4,509	467,500	498,961

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2009

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	468,425	550,178	-14.9	566,377	513,516	10.3
Beaumont Town	475,692	501,480	-5.1	481,876	451,677	6.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	509,150	n/a
Fort Saskatchewan City	446,357	520,239	-14.2	434,500	490,366	-11.4
Gibbons Town	--	--	n/a	338,333	314,000	7.7
Leduc City	419,864	457,865	-8.3	467,457	453,118	3.2
Leduc County	--	805,000	n/a	679,676	573,553	18.5
Morinville Town	455,413	456,333	-0.2	421,026	431,742	-2.5
Parkland County	505,177	572,620	-11.8	550,548	467,260	17.8
Spruce Grove City	388,511	455,974	-14.8	396,041	379,271	4.4
St. Albert City	518,520	640,500	-19.0	653,050	646,036	1.1
Stony Plain Town	--	366,918	n/a	345,912	340,345	1.6
Strathcona County	631,326	618,239	2.1	681,789	600,814	13.5
Sturgeon County	440,969	418,103	5.5	563,375	471,608	19.5
Remainder of the CMA	--	--	n/a	310,350	322,170	-3.7
Edmonton CMA	479,769	534,163	-10.2	545,327	498,961	9.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
August 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,659	3,180	2,622	63.3	326,332	-4.2	315,266
	June	2,551	37.7	1,840	3,136	2,510	73.3	328,285	-3.8	320,044
	July	2,278	27.7	1,921	3,052	2,582	74.4	324,744	-3.1	318,434
	August	1,673	8.6	1,656	2,629	2,544	65.1	318,321	-3.3	316,501
	September									
	October									
	November									
	December									
	Q2 2008	5,496	-25.9		12,694			339,611	-3.3	
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	YTD 2008	12,892	-19.6		30,507			337,399	-0.5	
	YTD 2009	13,691	6.2		22,970			319,939	-5.2	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	621	6.5	73.6	912
	July	631	3.75	5.85	208.3	121.8	619	7.0	73.6	916
	August	631	3.75	5.85		122.1	618	7.3	73.5	927
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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